

AGENDA  
REGULAR MEETING  
GRAPEVINE HISTORIC PRESERVATION COMMISSION  
CITY HALL COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051  
WEDNESDAY, DECEMBER 19, 2018, 6:00 P.M.

I. CALL TO ORDER

II. CITIZENS COMMENTS

III. WORK SESSION

A. Approved Certificates of Appropriateness as follows:

#CA18-72(b) for property located at 426 East Texas Street;  
#CA18-123 for property located at 420 East College Street;  
#CA18-124 for property located at 907 East Texas Street;  
#CA18-126 for property located at 220 East Franklin Street;  
#CA18-127 for property located at 924 East Worth Street;  
#CA18-128 for property located at 214 East College Street;  
#CA18-129 for property located at 911 East Worth Street;  
#CA18-130 for property located at 1285 West Wall Street.

IV. PUBLIC HEARING

- A. Commission to conduct a public hearing relative to an application for a Historic Overlay #HL18-04 for property located at 409 East Worth Street, Block 34, Lot E60' 4, John Trigg Subdivision, City of Grapevine and take any necessary action.
- B. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA18-131 for property located at 218 Ruth Street, Block 1, Lot 3, D.E. Box Addition, City of Grapevine and take any necessary action.
- C. Commission to conduct a public hearing relative to an application for a Certificate of Appropriateness #CA18-132, for property located at 603 East Worth Street, Block 109, Lot 1 & 2, College Heights Addition, City of Grapevine and take any necessary action.

V. MINUTES

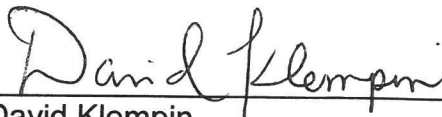
- A. Commission to consider the minutes of the November 28, 2018 Regular Meeting.

VII. ADJOURNMENT

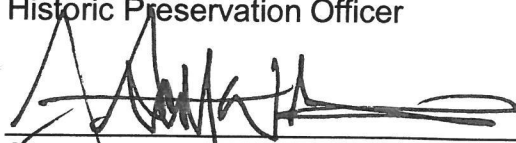
If you plan to attend this public meeting and have a disability that requires special arrangements at the meeting, please contact the Department of Historic Preservation at 817-410-3185 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

The next meeting of the Grapevine Historic Preservation Commission will be held at 6:00 pm on January 23, 2018 in the Council Chambers 2<sup>nd</sup> Floor, Grapevine City Hall, 200 South Main Street, Grapevine, Texas 76051.

In accordance with Texas Government Code, Chapter 551.001 et seq acts of the 1993 Texas Legislature, the Grapevine Historic Preservation Commission agenda was prepared and posted on the 14th day of December 2018 at 5:00 p.m.



David Klempin  
Historic Preservation Officer



Scott Williams  
Director of Development Services/Building Official

MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, DECEMBER 19, 2018

SUBJECT: HISTORIC LANDMARK OVERLAY #HL18-04  
1913 WALDEN - TRIGG HOUSE  
409 EAST WORTH STREET  
GRAPEVINE, TEXAS 76051  
CINDY MADDEN, OWNER/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following properties addressed as:

1. 409 East Worth Street, legally described as Block 34, Lot E60 4, City of Grapevine.

BACKGROUND:

On December 13, 2018, applicant Cindy Madden submitted an application for Historic Landmark Overlay #HL18-04, for property located at 409 East Worth Street, City of Grapevine. The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The house is located in the Original Town plat established in 1907 when Grapevine became an incorporated Town.

It is a small, wood-frame, traditional, single-story home, 952 square feet in size – the front yard encircled by an even more traditional white picket fence. Originally just four small rooms, it has since been added onto to accommodate a more modern lifestyle. This modest folk house is typical of the post-railroad era in American history. The main section of the house is a simple four-square plan covered by a medium- to steep-pitch pyramidal roof. A front porch, 16 feet wide, provides shade, protection from the elements and a small sitting area.

At least eleven families have called this residence “home.” Beginning with S.A. and Laura Walden, who built the original wood-frame house in, according to Tarrant County deed records, 1913. Robert Stark, purchased the home from Simmons in November of 1943 and lived here. Less than four years later, Grapevine resident and widow, Maud (Borah) Trigg (1887-1975) purchased the home, where she lived until her death in 1975. Maud Trigg's daughter-in-law, Anne Bechtol, was Barbara Simmons sister. Maud had lost her husband, Joseph Walter Trigg, in 1941. Both were native Texans who spent most of their lives in the Estelle community. Maud's grandparents, Lee and Catherine Borah were some of the area's earliest settlers, coming to the Grapevine prairie from Kentucky in 1856.

Myrtle V. Wright purchased the home from Maud Trigg's estate in 1976. Robert William Miron bought it and moved in just four years later. Robert and Inger Thompson bought the home in 1988, subsequently selling to Susan M. Solis in 1995. Matthew and Karen Yeager purchased the home in 1995. In 2005 Cindy Madden purchased the home and resided there.

Staff recommends approval of the Historic Overlay #HL18-04 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property are attached.



## CITY OF GRAPEVINE

## HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME CINDY MADDEH  
COMPANY NAME -  
ADDRESS P.O. Box 2087  
CITY/STATE/ZIP GRAPEVINE, TX 76099  
WORK PHONE 214 228-6851 FAX NUMBER -
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER
3. PROPERTY OWNER(S) NAME CINDY MADDEH  
ADDRESS 409 EAST WORTH STREET  
CITY/STATE/ZIP GRAPEVINE, TX 76051  
WORK PHONE 214 228-6851 FAX NUMBER -
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION \_\_\_\_\_  
\_\_\_\_\_  
LEGAL DESCRIPTION: LOT →, BLOCK 34, ADDITION -  
E 60'4 W 1'5 + 12' ALLEY  
SIZE OF SUBJECT PROPERTY 13,068 Sq Ft ACRES 0.30 SQUARE FEET  
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION RESIDENTIAL R 7.5
6. PRESENT USE OF PROPERTY RESIDENCE
7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

Exhibit F

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) CINDY MADDEN

APPLICANT SIGNATURE Cindy Madden

OWNER (PRINT) CINDY MADDEN

OWNER SIGNATURE Cindy Madden

Exhibit F

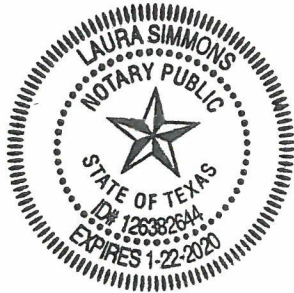
The State of Texas

County of Tarrant

Before me Laura Simmons on this day personally appeared Cindy Madden known to me (or proved to me on the oath of Credible Witness (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13 day of December, A.D. 2018.

SEAL



Laura Simmons  
Notary Signature

The State of Texas

County of Tarrant

Before me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_ known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

SEAL

\_\_\_\_\_  
Notary Signature



## TARRANT APPRAISAL DISTRICT

12/07/2018

Account #: 01091913  
Georeference: 16060-34-4-10  
Property Location: 409 E WORTH ST

### Jurisdictions:

011 CITY OF GRAPEVINE  
220 TARRANT COUNTY  
906 GRAPEVINE-COLLEYVILLE ISD  
224 TARRANT COUNTY HOSPITAL  
225 TARRANT COUNTY COLLEGE

### Owner Information

MADDEN CINDY  
PO BOX 2087  
GRAPEVINE, TX 76099

### 5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

| Year | Improvement Market | Land Market | Total Market | Total Appraised † |
|------|--------------------|-------------|--------------|-------------------|
| 2018 | \$152,475          | \$180,000   | \$332,475    | \$226,438         |
| 2017 | \$132,680          | \$180,000   | \$312,680    | \$205,853         |
| 2016 | \$223,533          | \$60,000    | \$283,533    | \$187,139         |
| 2015 | \$139,600          | \$50,000    | \$189,600    | \$170,126         |
| 2014 | \$139,600          | \$50,000    | \$189,600    | \$154,660         |

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

### Property Data

**Legal Description:** GRAPEVINE, CITY OF Block 34  
E60'4 W1'5 & 12'ALLEY

**State Code:** A Residential SingleFamily

**Deed Date:** 03-16-2005

**Approximate Size †††:** 1,672

**Deed Page:** 0000000

**Land Acres ♦:** 0.3000

**Deed Volume:** 0000000

**Land Sqft ♦:** 13,068

**Instrument:** D205082267

**Year Built:** 1930

**Agent:** None

**Notice Sent:** 03-30-2018

**Protest Deadline:** 05-15-2018

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated






### Exemptions

- HOMESTEAD GENERAL 11.13(b)



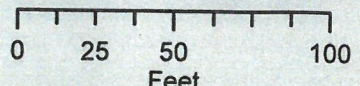


**Legend**

-  Landmarked Property
-  Initial Selection
-  City Limits
-  Parcels
-  Zoning

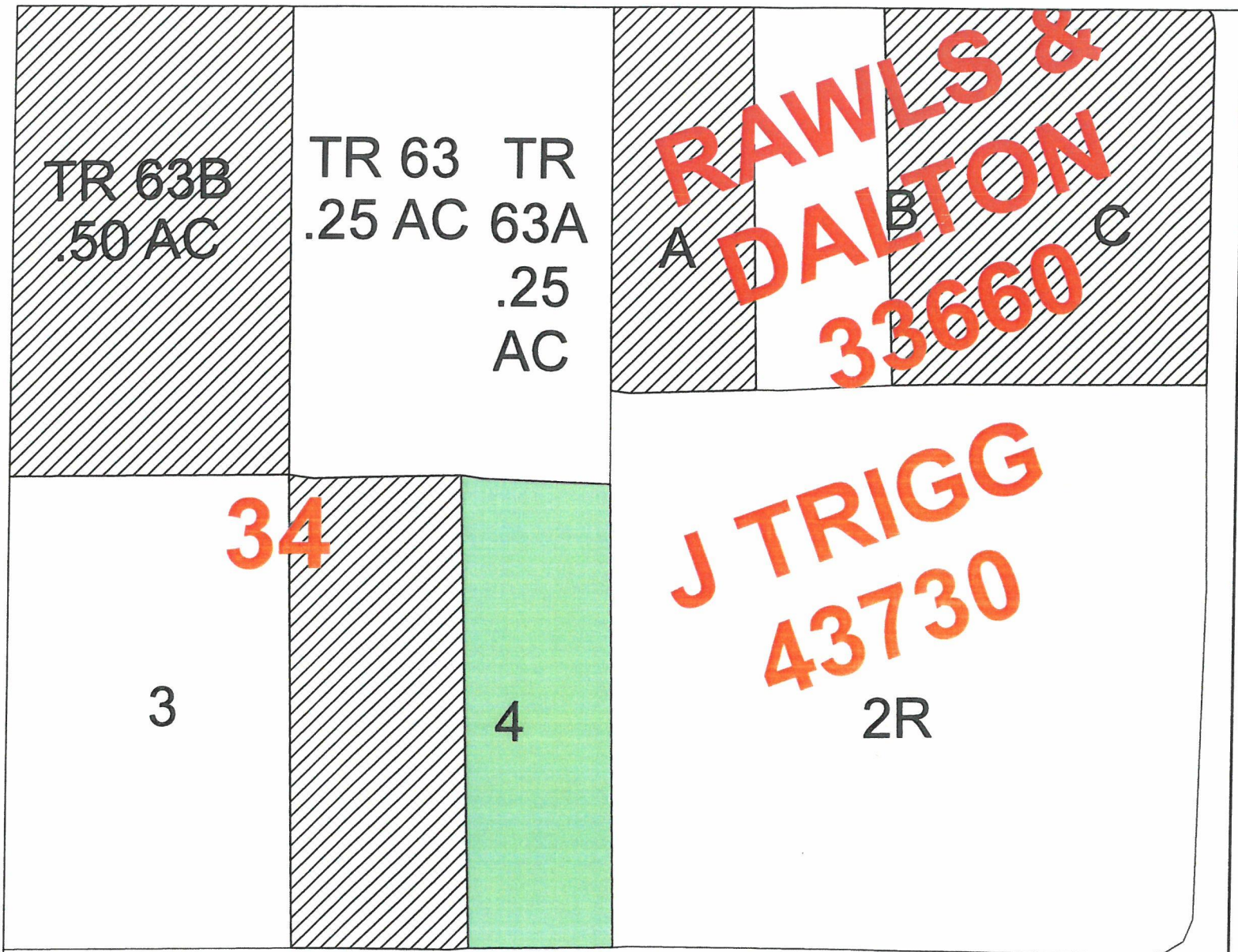
#HL18-04  
409 East Worth Street

12/7/2018

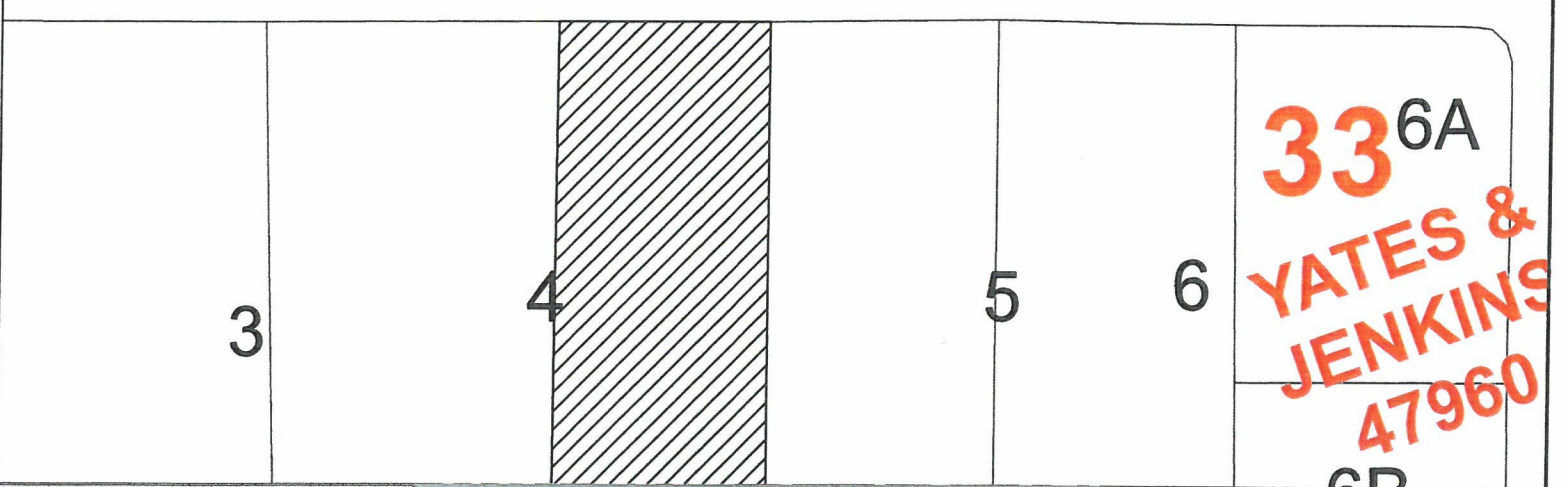


1 inch = 60 feet





E-WORTH-ST



**Legend**

- Landmarked Property
- Initial Selection
- City Limits
- Parcels
- Zoning
- Streets

**#HL18-04**  
**409 East Worth Street**  
12/7/2018

0 25 50 100  
Feet

1 inch = 60 feet

# GRAPEVINE HISTORIC PRESERVATION COMMISSION

## HISTORIC LANDMARK DESIGNATION FORM

### 1. Name

Historic Walden-Trigg House

And/or common \_\_\_\_\_

### 2. Location

Address 409 East Worth Street land survey William Dooley

Location/neighborhood John Trigg Subdivision block/lot Block 34/ Lot E60 4 tract size 0.259 acres

### 3. Current zoning

A1 Single Family

### 4. Classification

|   |   |  |   |
|---|---|--|---|
| Category  | Ownership                                   | Status                                       | Present Use                                   |
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture          |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied          | <input type="checkbox"/> commercial           |
| <input type="checkbox"/> structure              |   | <input type="checkbox"/> work in progress    | <input type="checkbox"/> education            |
| <input type="checkbox"/> Site                   | Accessible                                  |  | <input checked="" type="checkbox"/> residence |
|   | <input type="checkbox"/> yes: restricted    |  | <input type="checkbox"/> Entertainment        |
|   | <input type="checkbox"/> yes: unrestr.      |  | <input type="checkbox"/> government           |
|   | <input type="checkbox"/> no                 |  | <input type="checkbox"/> industrial           |
|   |   |  | <input type="checkbox"/> military             |
|   |   |  | <input type="checkbox"/> museum               |
|   |   |  | <input type="checkbox"/> park                 |
|   |   |  | <input type="checkbox"/> Religious            |
|   |   |  | <input type="checkbox"/> scientific           |
|   |   |  | <input type="checkbox"/> transportation       |
|   |   |  | <input type="checkbox"/> other                |

### 5. Ownership

Current owner: Cindy Madden phone: 214-228-6851

Address: 409 East Worth Street city: Grapevine state: Texas zip: 76051

### 6. Form Preparation

Name & title Susan Odom, Owner organization: Preservation Partners; Update by David Klempin

Contact: Susan Odom phone: 214-707-2992

### 7. Representation on Existing Surveys

☐ Tarrant County Historic Resources ☐ National Register of Historic Places  
☒ other Original Town NR District ☐ Recorded Texas Historic Landmark  
☐ Texas Archaeological Landmark

*for office use only*

8. Date Rec'd: \_\_\_\_\_ Survey Verified: ☐ Yes ☐ No

9. Field Chk date: \_\_\_\_\_ By: \_\_\_\_\_

### 10. Nomination

☐ Archaeological ☐ Structure ☐ District  
☐ Site ☐ Structure & Site



11. Historic Ownership

original owner S.A. and Laura Walden

significant later owner(s) A.G. Simmons (1935-1943) TCDR Vol. 1252, Pg. 553; Robert J. Stark (1943-1947) TCDR Vol. 1610, Pg. 455; Maud Trigg (1947-1976) TCDR Vol. 1942, Pg. 220; Myrtle V. Wright (1976-1980) TCDR Vol. 5966, Pg. 171; Robert William Miron (1980-1988) TCDR Vol. 7003, Pg. 518; Robert and Inger Thompson (1988-1992) TCDR 9201, Pg. 1351; David and Tammy Wilson (1992-1995) TCDR Vol. 10867, Pg. 1583; Susan Solis (1995-2003) TCDR Vol. 12135, Pg. 1563

12. Construction Dates

Original 1928 (possibly 1913)

alterations/additions unknown

13. Architect

original construction

alterations/additions

14. Site Features

Natural Large Native Trees on property

urban design Original Town National Register Historic District

15. Physical Description

Condition

☐ excellent

☒ good

☐ fair

Check One:

☐ deteriorated

☐ ruins

☐ unexposed

☐ Unaltered

☒ altered

Check One:

☒ Original site

☐ Moved (date: \_\_\_\_\_)

*Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*



It is a small, wood-frame, traditional, single-story home, 952 square feet in size – the front yard encircled by an even more traditional white picket fence. Originally just four small rooms, it has since been added onto to accommodate a more modern lifestyle. This modest folk house is typical of the post-railroad era in American history.



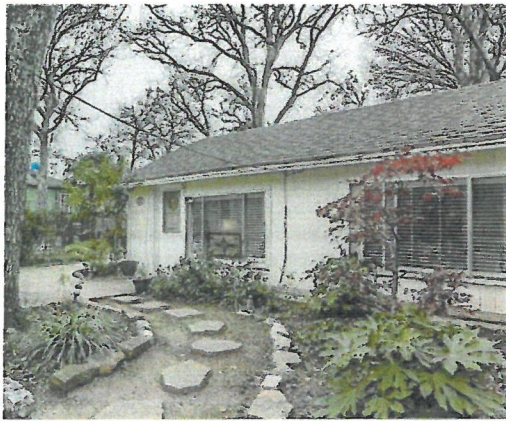
The main section of the house is a simple four-square plan covered by a medium- to steep-pitch pyramidal roof. The southwest corner projects slightly toward Worth Street, its gabled roof and pent visor crossing into the main hip. The roof is covered in green composition shingle and has narrow-to-medium-width boxed eaves.

A front porch, 16 feet wide, provides shade, protection from the elements and a small sitting area. A wooden swing hangs in the corner. The decorative turned spindle roof supports are probably not original, though their size and simplicity blend nicely with the main structure. A shed-like porch roof slopes at a slightly smaller pitch than the main roof. A narrow, painted cornice encircles the house at the roofline. Two large 2/2 horizontal windows decorated with faux shutters face Worth Street. The front door with raised panels and octagonal glass inset has also been added in recent years. Windows on the sides are smaller 1/1, placed evenly across each elevation.

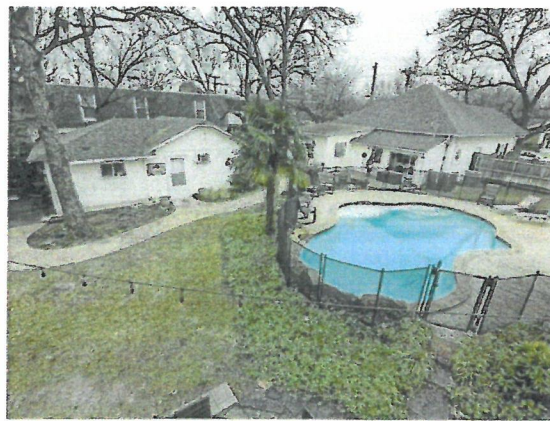
The wood lap siding is currently painted pale yellow. White trim on the doors, window frames, cornice and miscellaneous trim match the picket fence.

The extended living area added to the rear of the house is not as tall as the original. It is, however, made of similar construction and materials and is a sympathetic addition.

In the rear yard, a detached garage along the east side of the property has been converted to living space and serves as a guest house. A swimming pool was added to the west of the garage.



*View of original detached Garage which was converted to living space with a new room added.*



*View of original garage, house and existing Swimming Pool.*

## 16. Historical Significance

*Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.*

At least eleven families have called this residence "home." Beginning with S.A. and Laura Walden, who built the original wood-frame house in, according to Tarrant County deed records, 1913. Arthur Glen Simmons purchased the home in 1935 from the estate of Laura Walden. Arthur and his wife Barbara were long-time residents of Grapevine – Arthur was born here (September 28, 1899) and Barbara's family moved here when she was not yet two years old. Barbara's grandfather, Edward Clayton Bechtol, was one of the area's first doctors. Arthur (one of five children) farmed, traded livestock and shared a dairy business with his brothers Carl and Hugh, under the name of Simmons Brothers. Forced to sell their land for the construction of Grapevine Lake, Arthur went into real estate with his father. With proceeds from the sale of their dairy, the Simmons' purchased land from the Tom McPherson survey and developed the Manor Oaks addition of the city of Grapevine. Barbara became an interior decorator. It is not known if Arthur and Barbara ever lived in the home at 409 East Worth Street. According to Barbara's entry in *Grapevine Area History* (Arthur G. Simmons, page 341) the couple lived on the dairy farm until building a home in the addition now known as Manor Oaks in the mid-1940s.

Robert Stark, purchased the home from Simmons in November of 1943 and lived here. Less than four years later, Grapevine resident and widow, Maud (Borah) Trigg (1887-1975) purchased the home, where she lived until her death in 1975. Maud Trigg's daughter-in-law, Anne Bechtol, was Barbara Simmons sister. Maud had lost her husband, Joseph Walter Trigg, in 1941. Both were native Texans who spent most of their lives in the Estelle community. Maud's grandparents, Lee and Catherine Borah were some of the area's earliest settlers, coming to the Grapevine prairie from Kentucky in 1856.

Myrtle V. Wright purchased the home from Maud Trigg's estate in 1976. Robert William Miron bought it and moved in just four years later. Robert and Inger Thompson bought the home in 1988, subsequently selling to Susan M. Solis in 1995. Matthew and Karen Yeager purchased the home in 1995. In 2005 Cindy Madden purchased the home and resided there.

## 17. Bibliography

Sanborn Digital Maps

Tarrant County Appraisal District Records

Tarrant County Deed Records

Young, Charles H. *Grapevine Area History*. Grapevine: Grapevine Historical Society. 1979.

Original Town National Register Historic District

## 18. Attachments

☐ District or Site map  
☐ Site Plan  
☒ Photos (current)

☐ Additional descriptive material  
☐ Footnotes  
☐ Other (\_\_\_\_\_)

### Designation Merit

- |   |  |
|---|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. <span style="float: right;">X</span></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. <span style="float: right;">_____</span></p>                                      |
| <p>B. Location as the site of a significant historical event. <span style="float: right;">_____</span></p>  | <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. <span style="float: right;">_____</span></p>                          |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <span style="float: right;">X</span></p>  | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. <span style="float: right;">X</span></p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city <span style="float: right;">X</span></p>   | <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. <span style="float: right;">X</span></p>                  |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <span style="float: right;">_____</span></p>                               | <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. <span style="float: right;">_____</span></p>                                |
| <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. <span style="float: right;">_____</span></p>   | <p>L. Value as an aspect of community sentiment or public pride. <span style="float: right;">_____</span></p>  |

### Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

\_\_\_\_\_  
Sean Shope, Chair  
Grapevine Historic Preservation Commission

\_\_\_\_\_  
David Klempin  
Historic Preservation Officer

\_\_\_\_\_  
Scott Williams, Director  
Development Services Department

### Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

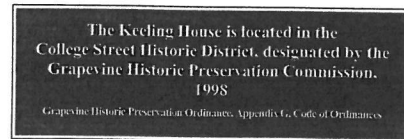
- ☐ Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- ☐ No, I am not interested in obtaining a marker for my property.
- 
- ☐ Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

---

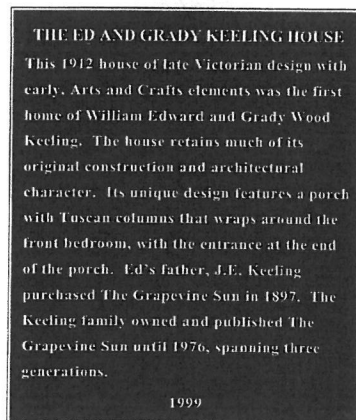
*Below for office use only*



- ☐ Historic Preservation Commission's Historic Landmark Plaque.



- ☐ Historic Preservation Commission's Historic District Plaque.



- ☐ Grapevine Historical Society's Historic Landmark Marker.

**Design Guidelines**

**The Walden - Trigg House  
409 East Worth Street  
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.**  
City of Grapevine  
200 S. Main  
Grapevine, Texas 76051

December 19, 2018

## Table of Contents

### PREFACE

#### I. SITE

- Setbacks
- Driveways, Parking Lots
- Service and Mechanical Areas
- Fences

#### II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

#### III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

#### IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings



## Preface



**409 East Worth Street**

### **The Walden - Trigg House c. 1913**

It is a small, wood-frame, traditional, single-story home, 952 square feet in size – the front yard encircled by an even more traditional white picket fence. Originally just four small rooms, it has since been added onto to accommodate a more modern lifestyle. This modest folk house is typical of the post-railroad era in American history.

The main section of the house is a simple four-square plan covered by a medium- to steep-pitch pyramidal roof. The southwest corner projects slightly toward Worth Street, its gabled roof and pent visor crossing into the main hip. The roof is covered in green composition shingle and has narrow-to-medium-width boxed eaves.

A front porch, 16 feet wide, provides shade, protection from the elements and a small sitting area. A wooden swing hangs in the corner. The decorative turned spindle roof supports are probably not original, though their size and simplicity blend nicely with the main structure. A shed-like porch roof slopes at a slightly smaller pitch than the main roof. A narrow, painted cornice encircles the house at the roofline. Two large 2/2 horizontal windows decorated with faux shutters face Worth Street. The front door with raised panels and octagonal glass inset has also been added in recent years. Windows on the sides are smaller 1/1, placed evenly across each elevation.

The wood lap siding is currently painted pale yellow. White trim on the doors, window frames, cornice and miscellaneous trim match the picket fence.

The extended living area added to the rear of the house is not as tall as the original. It is, however, made of similar construction and materials and is a sympathetic addition.

In the rear yard, a detached garage along the east side of the property has been converted to living space and serves as a guest house. A swimming pool was added to the west of the garage.





*View of original detached Garage which was converted to living space with a new room added.*



*View of original garage, house and existing Swimming Pool.*

At least eleven families have called this residence "home." Beginning with S.A. and Laura Walden, who built the original wood-frame house in, according to Tarrant County deed records, 1913. Arthur Glen Simmons purchased the home in 1935 from the estate of Laura Walden. Arthur and his wife Barbara were long-time residents of Grapevine – Arthur was born here (September 28, 1899) and Barbara's family moved here when she was not yet two years old. Barbara's grandfather, Edward Clayton Bechtol, was one of the area's first doctors. Arthur (one of five children) farmed, traded livestock and shared a dairy business with his brothers Carl and Hugh, under the name of Simmons Brothers. Forced to sell their land for the construction of Grapevine Lake, Arthur went into real estate with his father. With proceeds from the sale of their dairy, the Simmons' purchased land from the Tom McPherson survey and developed the Manor Oaks addition of the city of Grapevine. Barbara became an interior decorator. It is not known if Arthur and Barbara ever lived in the home at 409 East Worth Street. According to Barbara's entry in *Grapevine Area History* (Arthur G. Simmons, page 341) the couple lived on the dairy farm until building a home in the addition now known as Manor Oaks in the mid-1940s.

Robert Stark, purchased the home from Simmons in November of 1943 and lived here. Less than four years later, Grapevine resident and widow, Maud (Borah) Trigg (1887-1975) purchased the home, where she lived until her death in 1975. Maud Trigg's daughter-in-law, Anne Bechtol, was Barbara Simmons sister. Maud had lost her husband, Joseph Walter Trigg, in 1941. Both were native Texans who spent most of their lives in the Estelle community. Maud's grandparents, Lee and Catherine Borah were some of the area's earliest settlers, coming to the Grapevine prairie from Kentucky in 1856.

Myrtle V. Wright purchased the home from Maud Trigg's estate in 1976. Robert William Miron bought it and moved in just four years later. Robert and Inger Thompson bought the home in 1988, subsequently selling to Susan M. Solis in 1995. Matthew and Karen Yeager purchased the home in 1995. In 2005 Cindy Madden purchased the home and resided there.

## **SITE**

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

### **SETBACKS**

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

### **DRIVEWAYS, PARKING LOTS AND VACANT SITES**

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

### **FENCES**

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

### **NEW FENCES**

Simple wood picket fences wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

### **REPLACING FENCES**

If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that

will compliment the historic boundary of the property without concealing the historic character of the property.

## **SERVICE AND MECHANICAL AREAS**

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

## **BUILDING FABRIC**

### **PRESERVATION**

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

### **EXTERIOR FINISHES**

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be

matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. The Commission in the regular Certificate of Appropriateness process may review any colors proposed outside the adopted palette.

## **WINDOWS**

Original window framing and lights (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sash) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

## **EMBELLISHMENTS**

### **AWNINGS-CANOPIES**

New awnings and canopies should not be installed above windows or doors.

### **EXTERIOR LIGHTING**

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

## **NEW BUILDING CONSTRUCTION**

### **INFILL**

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

### **ADDITIONS TO HISTORIC BUILDINGS**

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20<sup>th</sup> century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.



MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER *WOL*  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, DECEMBER 19, 2018

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-131  
D. E. BOX ADDITION HISTORIC DISTRICT, #HL2010-09,  
ORDINANCE #2011-58  
218 RUTH STREET  
GRAPEVINE, TX 76051  
BECKY AND STEVE PORCARI, OWNERS/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA18-131 for the property located at 218 Ruth Street, legally described as Block 1, Lot 3, D. E. Box Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Remove vinyl overlay siding and restore original wood siding;
2. Reconstruct the garage walls and replace the existing garage door;
3. Construct two new room additions on the back wall of the house in the rear yard;

as per the attached demolition plan, plan and drawings with the condition all exterior materials, finishes, paint colors, doors and door hardware, windows, exterior wall, window and door framing and garage and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.

BACKGROUND:

Certificate of Appropriateness application #CA18-131 was submitted on November 20, 2018 by the applicants Becky and Steve Porcari for plans to remove vinyl overlay siding and restore the original #105 wood siding, reconstruct garage walls and replace the existing garage door and construct two new room additions on the back of the house in the rear yard of the property. The plans for the project were prepared by Melchin Residential Design of Plano, Texas following Design Guidelines established for the D. E. Box Addition Historic District.

Historic Preservation Staff met with the owner on November 29, 2018 to review plans for these changes. The total living area of the existing 1,507 square foot house with the proposed 540 square foot addition totals 2,047 square feet. This is within the 3,400

164 square feet is not to be included in the maximum square feet, per the Preservation Ordinance.

The property lot size is 11,115 square feet and the building coverage is 21% (maximum 40% lot coverage). Total building coverage would be 2,308 square feet to include the house; attached garage; and the covered porch (within the ordinance maximum of 4,100 square feet). Building height is 16 feet.

Staff recommends approval of Certificate of Appropriateness #CA18-131 as per the attached plan and drawings with the condition all exterior materials, finishes, paint colors, doors and door hardware, windows, exterior wall, window and door framing and garage and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.



NOV 20 2018

## CERTIFICATE OF APPROPRIATENESS APPLICATION

Date NOV 20, 2018Number #CA18-131

Property Owner Name, Address &amp; Phone Number

BECKY &amp; STEVE PORCARI

Phone: 214 695 1216 / 214 695 3680

Mobile:

Email: [REDACTED]

Property Address (include any suite number)

218 RUTH STREET

Applicant Name, Address &amp; Phone Number

← SAME

Phone:

Mobile

Email:

Legal Description

Block 1 Lot 3Subdivision BOX ADDITION  
CITY OF GRAPEVINETenant Name/Occupancy/Use BECKY & STEVE PORCARI / OWNERS  
D.E. BOX HISTORIC DISTRICT

Request/Description of Work to Be Done

REBUILD GARAGE & REPLACE EXISTING GARAGE DOOR WITH A NEW ONE.  
ADD 2 ROOMS OFF THE BACK OF THE HOUSE INTO THE BACKYARD.  
REMOVE VINYL SIDING AND REPAIR ORIGINAL WOOD SIDING AND PAINT IT WHITE.

Drawings/Sketches Attached

Photographs Attached

☒ Yes☐ No☐ Current☒ Historic from 2007

Material Sample(s) Attached (please list)

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. **APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.**

Signed ☒ Becky Porcari  
Owner or ContractorPrint Name BECKY PORCARI☒ Approved-  
Staff HPC☐ Approved with Conditions:

Office Use

☐ Denied☒ \_\_\_\_\_  
Chair - Historic Preservation Commission☒ \_\_\_\_\_  
Historic Preservation Officer☒ \_\_\_\_\_  
Building Official

Date \_\_\_\_\_

**THIS IS NOT A BUILDING PERMIT.**  
**A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY**  
**THE BUILDING DEPARTMENT BEFORE STARTING WORK.**

**DELIVER TO:** HISTORIC PRESERVATION DEPARTMENT  
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556

This form must be completed by the applicant for  
**NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS**  
**SITE & BUILDING PLAN REQUIREMENTS**

CASE NO. #CA \_\_\_\_\_  
DATE NOV 29, 2018

Reference: Ordinance No. 2013-23 [www.grapevinetexas.gov/documentcenter/view/881](http://www.grapevinetexas.gov/documentcenter/view/881)

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: \_\_\_\_\_ Time: \_\_\_\_\_

Contact: (817.410.3197 817.410.3185)

1. Survey Plan ☒
2. Site Plan ☒
3. Floor Plans ☒
4. Elevations ☒
5. Roof Plan ☒
6. Street Facing Elevations ☒ of proposed structure with building elevations of structures on adjacent properties.
7. Photographs ☒ of any elevation for any building or structure to be altered or demolished.

Property Lot Size 11,115 Square Feet

Building Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) 2,308 (proposed size)

Building Coverage (40% max) 21%

Building Height (35 ft. max) < 35 ft. (see plans provided)

Garage (~~Detached~~ 500 sq. ft. max) NOT included in 3,400 sq. ft. \_\_\_\_\_ (~~Attached~~ is included within the 3,400 sq. ft. max) X

Storage Shed (200 sq. ft. max) 100 sq. ft.

**For Commercial Uses:**

Impervious Area \_\_\_\_\_ % of Lot

Open/Green Space Area \_\_\_\_\_ % of Lot

Parking Spaces \_\_\_\_\_

ADA Parking Spaces \_\_\_\_\_

Easements \_\_\_\_\_

=====

PLEASE NOTE this page is for **ALL NEW CONSTRUCTION & ADDITION APPLICATIONS** for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.





## TARRANT APPRAISAL DISTRICT

11/23/2018

Account #: 00251690  
 Georeference: 3150-1-3-10  
 Property Location: 218 RUTH ST

**Jurisdictions:**

011 CITY OF GRAPEVINE  
 220 TARRANT COUNTY  
 906 GRAPEVINE-COLLEYVILLE ISD  
 224 TARRANT COUNTY HOSPITAL  
 225 TARRANT COUNTY COLLEGE

**Owner Information**

PORCARI STEPHEN F  
 218 RUTH ST  
 GRAPEVINE, TX 76051-3604

**5-Year Value History**

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

| Year | Improvement Market | Land Market | Total Market | Total Appraised † |
|------|--------------------|-------------|--------------|-------------------|
| 2018 | \$95,275           | \$180,000   | \$275,275    | \$157,191         |
| 2017 | \$94,156           | \$180,000   | \$274,156    | \$142,901         |
| 2016 | \$164,854          | \$64,000    | \$228,854    | \$129,910         |
| 2015 | \$68,100           | \$50,000    | \$118,100    | \$118,100         |
| 2014 | \$68,100           | \$50,000    | \$118,100    | \$118,100         |

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

**Property Data**

**Legal Description:** BOX, D E ADDITION Block 1 Lot 3  
 N65'-3 BLK 1

**State Code:** A Residential SingleFamily

**Deed Date:** 12-27-2001

**Approximate Size †††:** 1,360

**Deed Page:** 0000397

**Land Acres ♦:** 0.3200

**Deed Volume:** 0000397

**Land Sqft ♦:** 13,941

**Instrument:** 00153690000397

**Year Built:** 1952

**Agent:** None

**Notice Sent:** 03-30-2018

**Protest Deadline:** 05-15-2018

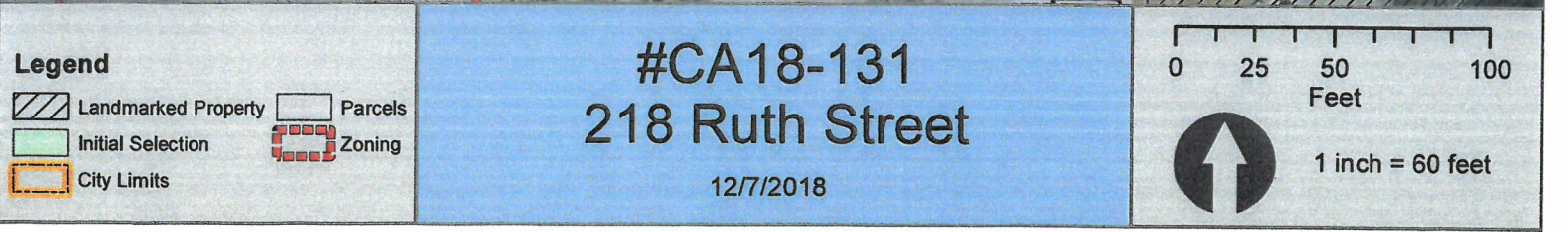
††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

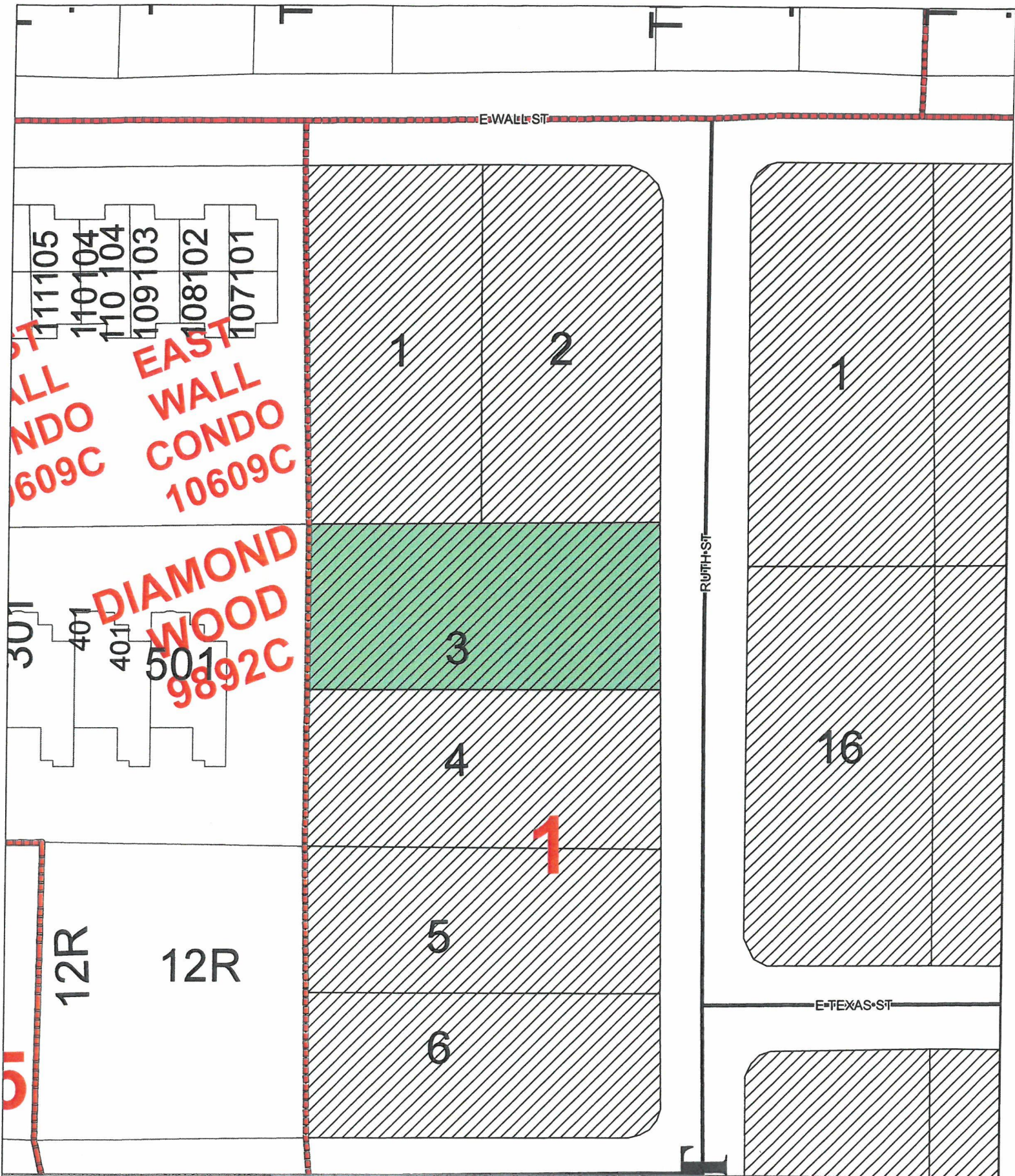
**Exemptions**

- HOMESTEAD GENERAL 11.13(b)









**Legend**

|                     |         |
|---------------------|---------|
| Landmarked Property | Parcels |
| Initial Selection   | Zoning  |
| City Limits         | Streets |

#CA18-131  
218 Ruth Street

12/7/2018

0 25 50 100  
Feet

1 inch = 60 feet



MEMO TO: HISTORIC PRESERVATION COMMISSION

FROM: DAVID KLEMPIN, HISTORIC PRESERVATION OFFICER  
SCOTT WILLIAMS, BUILDING OFFICIAL  
RON STOMBAUGH, PLANNER

MEETING DATE: WEDNESDAY, DECEMBER 19, 2018

SUBJECT: CERTIFICATE OF APPROPRIATENESS #CA18-132  
COLLEGE HEIGHTS ADDITION  
HISTORIC MILLICAN HOUSE, #HL1999-03  
603 EAST WORTH STREET  
GRAPEVINE, TX 76051  
THERESA MEYER, OWNERS/APPLICANT

RECOMMENDATION:

Staff recommends the Historic Preservation Commission approve with conditions Certificate of Appropriateness #CA18-132 for the property located at 603 East Worth Street, legally described as Block 109, Lot 1 & 2, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

1. Relocate existing one-car detached garage to east side of rear yard of property;
2. Construct a new 495 square foot two-car detached garage on the west side of property with vehicular access from Austin Street;
3. Demolish two non-original additions on the east side of the house and replace them with a new addition containing a master suite, laundry room, half bath and mudroom;
4. Replace three exterior doors with windows on front of the house;
5. Reconstruct original chimney and fireplace on the east side of the house;

as per the attached site plan, demolition plan and drawings with the condition all exterior materials, finishes, paint colors, doors and door hardware, windows, exterior wall, window and door framing and garage and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.

BACKGROUND:

The Historic Millican House received its Historic Landmark Designation in 1999. Certificate of Appropriateness application #CA18-132 was submitted on November 20, 2018 by the owner Theresa Meyer for plans to relocate the existing one-car detached garage to east side of rear yard; construct new two-car detached garage on west side of property with

access from Austin Street; demolish two non-original additions on the east side of the house and replace them with a new addition containing master suite, laundry, half bath and mudroom; Replace three exterior doors with windows on front of the house; and reconstruct original chimney and fireplace on the east side of the house. The plans for the project were prepared by architect Russell Moran of Plano, Texas following Design Guidelines established for the Millican House. The existing out buildings including gazebo, greenhouse and one-car garage would remain on the property.

Historic Preservation Staff met with the owner on November 27, 2018 to review plans for these changes. The total living area of the existing 1,820 square foot house with the proposed 150 square foot addition totals 2,000 square feet. This is within the 3,400 maximum square feet living area established by the Preservation Ordinance. The house of 2000 square feet, new two-car garage of 495 square feet, existing one-car garage of 252 square feet, and greenhouse of 221 square feet total 2,968 square feet. This is within the ordinance maximum of 4,100 square feet.

The property lot size is 13,689 square feet and the building coverage is 21.6% (maximum 40% lot coverage). Building height is 13 feet.

Staff recommends approval of Certificate of Appropriateness #CA18-131 as per the attached site plan, demolition plan and drawings with the condition all exterior materials, finishes, paint colors, doors and door hardware, windows, exterior wall, window and door framing and garage and exterior light fixtures are required to be approved on a separate Certificate(s) of Appropriateness and a building permit be obtained from the Building Department.



NOV 15 2018

## CERTIFICATE OF APPROPRIATENESS APPLICATION

Date 15 November 2018Number #EA18-132

Property Owner Name, Address &amp; Phone Number

Theresa A. Meyer  
Unit 3190 Box 189  
DPO AA 34024Phone: 703-623-5349Mobile: 703-623-5349Email: terrimeyer80@gmail.com

Property Address (include any suite number)

603 E. WORTH ST  
GRAPEVINE TX  
76051

Applicant Name, Address &amp; Phone Number

Same

Phone:

Mobile:

Email:

Legal Description

Block 109 Lot 1 and 2Subdivision College HeightsTenant Name/Occupancy/Use Primary residence for owner

Request/Description of Work to Be Done

- Construction of new detached two-car garage - relocation of existing one-car garage - demolition of two small non-original additions and replacement with one addition that includes master suite, laundry, half bath, and mud room - Replacement of two of three front doors with windows

Drawings/Sketches Attached

Photographs Attached

☒ Yes☐ No☒ Current☒ Historic

- repair original chimney and flag

Material Sample(s) Attached (please list)

- New construction materials (siding, roofing, windows) will be the same as existing

I hereby certify that this information is correct to the best of my knowledge and that the said work will be done in conformance with all submissions herein set forth, and in compliance with the City of Grapevine's Historic Overlay District Ordinances and Building Codes. APPROVAL OF A CERTIFICATE OF APPROPRIATENESS DOES NOT CONSTITUTE APPROVAL OF OTHER REQUIRED BUILDING PERMITS.

Signed

Theresa A. Meyer

Owner or Contractor

Print Name

Theresa A. Meyer☐Approved-  
Staff \_\_\_\_\_  
HPC \_\_\_\_\_☐

Approved with Conditions:

Office Use

☐

Denied

x

Chair - Historic Preservation Commission

x

Historic Preservation Officer

x

Building Official

Date

THIS IS NOT A BUILDING PERMIT.

A SEPARATE BUILDING PERMIT MUST BE FILED AND APPROVED BY  
THE BUILDING DEPARTMENT BEFORE STARTING WORK.

DELIVER TO: HISTORIC PRESERVATION DEPARTMENT  
636 SOUTH MAIN STREET, GRAPEVINE, TEXAS

OFFICE 817-410-3556



NOV 15 2018

This form must be completed by the applicant for  
**NEW CONSTRUCTION, ADDITIONS AND RENOVATIONS**  
**SITE & BUILDING PLAN REQUIREMENTS**

CASE NO. #CA 18-132DATE Nov. 27, 2018WDK + TMReference: Ordinance No. 2013-23 [www.grapevinetexas.gov/documentcenter/view/881](http://www.grapevinetexas.gov/documentcenter/view/881)

The following information is required for properties with Historic Landmark Subdistrict Overlays and/or properties located within the boundary of the Historic Grapevine Township District to make application for new construction, additions and renovations.

Historic Preservation Officer Consultation Date: \_\_\_\_\_ Time: \_\_\_\_\_

Contact: (817.410.3197 817.410.3185)

1. Survey Plan ☒
2. Site Plan ☒
3. Floor Plans ☒
4. Elevations ☒
5. Roof Plan ☒
6. Street Facing Elevations ☒ of proposed structure with building elevations of structures on adjacent properties.
7. Photographs ☒ of any elevation for any building or structure to be altered or demolished.

Property Lot Size ~7975 Square FeetBuilding Size (not less than 1,200 sq. ft. or greater than 3,400 sq. ft.) CURRENTLY 1852; projected about 2000

Building Coverage (40% max) \_\_\_\_\_

Building Height (35 ft. max) 13'Garage (Detached 500 sq. ft. max) NOT included in 3,400 sq. ft. ☒ (Attached is included within the 3,400 sq. ft. max) \_\_\_\_\_Storage Shed (200 sq. ft. max) already existing

For Commercial Uses:

Impervious Area \_\_\_\_\_ % of Lot

Open/Green Space Area \_\_\_\_\_ % of Lot

Parking Spaces \_\_\_\_\_

ADA Parking Spaces \_\_\_\_\_

Easements \_\_\_\_\_

=====

PLEASE NOTE this page is for **ALL NEW CONSTRUCTION & ADDITION APPLICATIONS** for PUBLIC HEARING:

1. THE ABOVE INFORMATION MUST BE COMPLETE; WITH
2. ALL REQUIRED ATTACHMENTS COMPLETED; AND
3. A SCHEDULED CONSULTATION WITH THE HISTORIC PRESERVATION OFFICER IS RECOMMENDED SIX WEEKS PRIOR TO REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION.



## TARRANT APPRAISAL DISTRICT

12/07/2018

Account #: 05682266  
Georeference: 7670-109-1  
Property Location: 603 E WORTH ST

### Jurisdictions:

011 CITY OF GRAPEVINE  
220 TARRANT COUNTY  
906 GRAPEVINE-COLLEYVILLE ISD  
224 TARRANT COUNTY HOSPITAL  
225 TARRANT COUNTY COLLEGE

### Owner Information

MEYER THERESA M  
603 E WORTH ST  
GRAPEVINE, TX 76051

### 5-Year Value History

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

| Year | Improvement Market | Land Market | Total Market | Total Appraised † |
|------|--------------------|-------------|--------------|-------------------|
| 2018 | \$121,224          | \$180,000   | \$301,224    | \$225,738         |
| 2017 | \$123,095          | \$180,000   | \$303,095    | \$205,216         |
| 2016 | \$222,479          | \$62,860    | \$285,339    | \$186,560         |
| 2015 | \$119,600          | \$50,000    | \$169,600    | \$169,600         |
| 2014 | \$119,600          | \$50,000    | \$169,600    | \$160,710         |

A zero value indicates that the property record has not yet been completed for the indicated tax year  
† Appraised value may be less than market value due to state-mandated limitations on value increases

### Property Data

**Legal Description:** COLLEGE HEIGHTS ADDITION-  
GRPVN Block 109 Lot 1 BLK 109 LTS 1 & 2

**Deed Date:** 07-31-2018

**Instrument:** D218172763

**Year Built:** 1920

**Agent:** None

**State Code:** A Residential SingleFamily

**Approximate Size †††:** 1,820

**Land Acres ♦:** 0.3142

**Land Sqft ♦:** 13,689

**Notice Sent:** 03-30-2018

**Protest Deadline:** 05-15-2018

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

### Exemptions

- HOMESTEAD GENERAL 11.13(b)



COLLEGE HEIGHTS  
7670

E TEXAS ST

1R

3

4

5

6

107

109

1

2

3

4

5






6

USTIN ST

7


8

**Legend**

|   |   |
|---|---|
|  Landmarked Property |  Parcels |
|  Initial Selection   |  Zoning  |
|  City Limits         |   |

#CA18-132  
603 East Worth Street  
12/7/2018

0 25 50 100  
Feet

 1 inch = 60 feet



COLL  
HEIGHTS  
7670

E TEXAS ST

E TEXAS ST

AUSTIN ST

AUSTIN ST

E WORTH ST

1R

3

4

5

6

7

107

109

1

2







3

4

5

6

Legend

-  Landmarked Property
-  Initial Selection
-  City Limits
-  Parcels
-  Zoning
-  Streets

#CA18-132  
603 East Worth Street

12/7/2018

0 25 50 100  
Feet



1 inch = 60 feet

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, November 28, 2018, at 6:00 p.m. in the Grapevine City Hall, 2<sup>nd</sup> Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

|                  |                        |
|------------------|------------------------|
| Sean Shope       | Chairman               |
| Ashley Anderson  | Commissioner           |
| Eric Gilliland   | Commissioner           |
| Jason Parker     | Commissioner           |
| Margaret Telford | Commissioner           |
| Chuck Voelker    | Commissioner           |
| Paula Wilbanks   | Commissioner Alternate |
| Paul Slechta     | City Council Liaison   |

The above commissioners constituted a quorum with Commissioner(s) Vick Cox absent.

With the following city staff present:

|                  |   |
|------------------|---|
| Paul W. McCallum | Executive Director,<br>Grapevine Convention & Visitors Bureau |
| Paula Newman     | Managing Director of Administration & Operations,             |
| Matthew Boyle    | City of Grapevine Attorney                                    |
| David Klempin    | Historic Preservation Officer                                 |
| Mary Bush        | Historic Preservation Secretary                               |

## CALL TO ORDER

Chairman Shope welcomed all and called the meeting to order at 6 p.m. in the City Council Chambers.

## CITIZEN COMMENTS

*Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.*

## WORK SESSION

### Staff Approved Certificates of Appropriateness as follows:

#CA18-107 for property located at 120 South Main Street, Suite #40;  
#CA18-110 for property located at 403 East Worth Street;  
#CA18-111 for property located at 403 East Worth Street;  
#CA18-113 for property located at 220 East Franklin Street;  
#CA18-114 for property located at 120 South Main Street, Suite #50;  
#CA18-115 for property located at 420 East College Street;  
#CA18-116 for property located at 924 East Worth Street;  
#CA18-118 for property located at 814 South Main Street;  
#CA18-119 for property located at 911 East Worth Street;  
#CA18-120 for property located at 629 East Wall Street;  
#CA18-121 for property located at 221 Austin Street.

## PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #HL18-03** open for the property located at 620 Estill Street, Block 103 Lot 4, College Heights Addition, City of Grapevine, Texas, to conduct a public hearing relative to an application for a Historic Overlay and take any necessary action.

Chairman Shope called on David Klempin to present the case.

### BACKGROUND:

On November 19, 2018, applicant Neal Cooper submitted an application for Historic Landmark Overlay #HL18-03, for property located at 620 Estill Street, City of Grapevine. The property was vacant and was recently purchased by Neal Cooper for the purpose of constructing a new period style house with attached garage to satisfy the request of a new buyer.

The Historic Landmark Designation for the property included five of twelve categories of historic significance to the City of Grapevine Historic Preservation Ordinance. The house is located in the College Heights Addition established in 1907 when Grapevine became an incorporated Town. The addition is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representative of the late nineteenth and early twentieth century residential history of Grapevine.

The original owners were Mr. and Mrs. Gottlob Huber who built the house and lived there for nine years. Mr. Huber was a retired farmer, born in Germany and had come to the United States as a child. One of his sons, Herbert Huber, served on the Grapevine City Council in the 1960s. Significant owners of the property were. W. E. (Ed) Keeling and Grady Wood Keeling publishers of the Grapevine Sun for over 80 years. The original house contained a large living, dining, kitchen area, one bedroom and one bath.



To the rear of the house, an addition was constructed after 2000 containing a large bedroom with covered porch.

### RECOMMENDATION:

Staff recommends the Historic Preservation Commission **approve** the proposed Historic Landmark Subdistrict overlay to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for following property addressed as 620 Estill Street, legally described as Block 4 Lot 103, College Heights Addition, Grapevine, Texas.

Staff recommended approval of the Historic Overlay #HL18-03 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property were included in the agenda packet.

Chairman Shope called on the applicant, Neal Cooper, to speak. Mr. Cooper stated doubts about the integrity of the property and the history of the property; Commissioner Telford explained the Keeling family noted as significant had been the publishers of the *Grapevine Sun Newspaper* for over 80 years; and the Huber family were instrumental in the founding of Grapevine's First United Methodist Church. Mr. Cooper passed photographs to the Commission to review 20 of the 21 homes he had built or added additions to.

Margaret Telford moved to close the Public Hearing for #HL18-03; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Cox

Nays: (None)

Margaret Telford made the motion to approve the Historic Overlay for **#HL18-03**; Eric Gilliland seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Telford, Parker, Voelker and Wilbanks)

Absent: Cox

Nays: (None)

.....

### **PUBLIC HEARING**

Chairman Shope declared the **Public Hearing for #CA18-112** open for the property located at 620 Estill Street, legally described as Block 103, Lot 4, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Grapevine, Texas, to conduct a public hearing relative to an application for demolition of the house and take any necessary action.

Chairman Shope called on David Klempin to present the case.

**BACKGROUND:**

Certificate of Appropriateness application #CA18-112 was submitted on October 5, 2018 by the applicant Neal Cooper of Copper Street Homes to demolish the existing house and construct a new house with an attached two-car garage. The plans for the new house with attached garage were developed by architect Russell Moran following Design Guidelines established for the property.

The house was originally built in 1952 for Gottlob Huber, his wife and five children. Later significant owners include W.E. and Grady Wood Keeling, publishers of the *Grapevine Sun* for over 80 years; Edward T. Simmons and Arthur Glenn Simmons, prominent community leaders and dairy farmers in Grapevine; well-known and respected Grapevine business leader L.W. Parker, father of Phil Parker, the owner of Willhoite's Restaurant and Kenneth and Laura Mae Griffin. Kenneth served in the Army Air Corps in World War II as a B-29 flight engineer, after the Korean War he became a police officer for the City of Dallas. Laura Mae's father, Cleve Crowley, was a member of the Grapevine Rabbit Twister band. The study of the house for the Historic Land marking scored five designation merits.

Historic Preservation Staff met with the applicant to develop a preservation plan retaining the foot print of the original house, its walls, roofline and eaves. Staff was unable, within the preservation ordinance, to agree with the owner on a demolition plan limited to retaining the original house and adding an addition to the rear of the original house.

Per the Preservation Ordinance, a garage attached to the main house is included in the total living area calculation. The total living area as proposed for the house and the 462 square foot attached garage totals 3,314 square feet. The covered front porch of 51 square feet, and the new covered patio addition of 283 square feet are not to be included in the maximum square feet (as per the Preservation Ordinance).

The property lot size is 7,000 square feet and the building coverage is 40 percent, (maximum 40 percent lot coverage). Total building size of the proposed house and the attached garage is 3,314 square feet (within the ordinance maximum of 4,100 square feet). Building height is 29 feet.

**RECOMMENDATION:**

Staff recommended **denial** of Certificate of Appropriateness #CA18-112 as per the attached plans with no agreed upon demolition plan submitted for the preservation of the original front façade walls, roofline and eaves.

The Preservation Ordinance protects the existing original homes of the Historic Township. The Commission has favored the addition to the rear of Historic Township homes; but to maintain the original integrity and streetscape recognizable as the original house.

Chairman Shope called on the applicant, Neal Cooper, to speak. Mr. Cooper stated doubts about the integrity of the property saying he had done his due diligence; he had done 21 houses in the Township; landmarked 20 properties; had 75 percent attendance at the Commission's meeting; was a member of the Board of Appeals; and probably holds the most researched information of the Township, and did not understand not demolishing the existing house. The preservation of the original house, to incorporate into the new house, would not be satisfactory to his customer/client.

The Commissioners questioned seeing any preservation of the original house for the streetscape, Mr. Cooper said he had written the proposa. Commissioner Telford asked to retain parts of the original structure, Mr. Cooper said it does not always work out to save, as in this particular case. Council Liaison Paul Slechta noted he and the commissioners were all familiar with the quality of his work and commended him for it – but this house was not in disrepair to demolish. The Commission called on Mr. Cooper to incorporate the existing house into his work for this property.

Chairman Shope stated he gave Mr. Cooper all the credit for his execution of advocacy; he called for a motion.

Margaret Telford moved to close the Public Hearing for #CA18-112; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Cox

Nays: (None)

Margaret Telford stated they would like to see plans from Mr. Cooper. She made the motion to deny the application **#CA18-112** for demolition; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Cox

Nays: (None)

.....

## PUBLIC HEARING

Chairman Shope declared the **Public Hearing for #CA18-122** open for the property located at 514 East Texas Street, legally described as Block 106 Lot 3B & 4, College Heights Addition, Grapevine, Texas to the Grapevine Historic Preservation Ordinance

91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items and take any necessary action.

Chairman Shope called on David Klempin to present the case.

#### BACKGROUND:

Certificate of Appropriateness application #CA18-122 was submitted on October 23, 2018 by the applicant Neal Cooper of Copper Street Homes to remodel the existing house, at 514 East Texas Street preserving the existing streetscape view; to construct a new addition with a partial second floor to the rear of the house; to construct a new 465 square foot detached two-car garage; with a connecting breezeway; and covered patio. The new owners, Chuck and Lisa Pacioni, desire to adapt the house to serve as a home for their family. The plans were designed by Architect Russell Moran.

Historic Preservation Staff met with the applicant and owner to review plans for these changes. The total living area of the existing 1,576 square foot house with the proposed 1,177 square foot addition totals 2,753 square feet. This is within the 3,400 maximum square feet established by the Preservation Ordinance. The proposed covered porch, new patio and walkway would total 352 square feet and are not to be included in the maximum square feet, per the Preservation Ordinance.

The property lot size is 10,497 square feet and the building coverage is 28.2% (maximum 40% lot coverage). Total building coverage would be 3,570 square feet to include the 2,753 square foot house; 465 square foot detached garage; and the 352 square foot covered porch, patio and walkway areas (within the ordinance maximum of 4,100 square feet). Building height is 24 feet.

#### RECOMMENDATION:

Staff recommends approval of Certificate of Appropriateness #CA18-122 as per the attached plan and drawings to remodel the existing house preserving the existing streetscape view, to construct an addition to the rear of the existing house with a partial second floor; to construct a 465 square foot detached two-car garage with a connecting breezeway and a covered patio at the rear of the house as per the attached plan and drawings with the condition a building permit be obtained from the Building Department.

Chairman Shope called on the applicant Neal Cooper to speak. Mr. Cooper said the foundation would need significant work. Chairman Shope asked if the dormer was of use, Mr. Cooper said it was only decorative.

Chuck Voelker moved to close the Public Hearing for #CA18-122; Ashley Anderson seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)  
Absent: Cox

Nays:(None)

Margaret Telford made the motion to approve #CA18-122 with conditions, as presented; Jason Parker seconded the motion prevailing in a vote of:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Cox

Nays: (None)

.....

## **MINUTES**

Chuck Voelker made the motion to approve the minutes of the October 24, 2018 meeting as reported; Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Cox, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Anderson

Nays: (None)

.....

## **ADJOURNMENT**

Eric Gilliland made the motion to adjourn the meeting; Ashley Anderson seconded the motion, which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Gilliland, Parker, Telford, Voelker and Wilbanks)

Absent: Cox

Nays: None

The meeting adjourned at 7:10 p.m.

*<http://www.grapevinetexas.gov/1059/Meeting-Videos>*

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF  
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 19 DAY OF DECEMBER 2018.

APPROVED:

---

CHAIRMAN

ATTEST:

---

SECRETARY